Karen Johnson Davidson County
Batch# 566044 DEEDQC
02/02/2021 11:09:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210202-0014919

Prepared By: |

Evelyn Cotton

4225 Hallmark Rd

Nashville, TN 37218

After Recording Return To: |

4225 Hallmark RD |

Nashville, Tennessee 37218

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 15, 2021 THE GRANTOR(S),

- ADDIE S Jenkins, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Evelyn Cotton, a single person, residing at 4225 Hallmark Rd, Nashville, TN County, Tennessee 37218

the following described real estate, situated in Nashville, in the County of Tennessee, State of Tennessee

Legal Description:

LOT 86-A BUENA VISTA HGTS ZLD

Source of Title: Book 9686 PC136
RODC

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 081 03 0 013.00

Mail Tax Statements To:
Addie S Jenkins
1724 Kellow St.
Nashville, Tennessee 37208

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1/15/2021

Addie S. Jenkins

ADDIE S Jenkins
1724 Kellow St
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 15 day of January, 2021, before me personally appeared ADDIE S Jenkins, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

MAURICE C RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Maurice C. Randolph
Notary Public

Relationship Manager
Title (and Rank)

My commission expires May 22, 2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Evelyn Cotton
EC Evelyn Cotton
Affiant
Affiant's Name: Evelyn Cotton

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Exp: 07/03/2023